



**Ash Cottage Elm Road
Bowers Gifford, SS13 2LY
£875,000**

- 4 Bedrooms
- 3 Bathrooms
- Approx 1.6 Acres Landscaped Gardens & Lakes
- 2 Large Reception Rooms
- 30'8 Kitchen/Family Room
- Spacious Reception Hall
- Detached 2 Bedroom Detached Annexe
- Extensive Parking & Garage Space
- Unique Family Home with dual Home Accommodation
- Well Maintained Throughout



12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

Tel: 01268 770728
info@stgeorgehomes.co.uk
www.stgeorgehomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



**** A UNIQUE DETACHED FAMILY HOME WITHIN 1.8 ACRES HAVING A DETACHED 2 BEDROOM ANNEXE AND WELL STOCKED LAKES ****

This immaculate home offer over 3700 sqft of accommodation between the main home and annexe set in landscaped gardens, Offering well proportioned accommodation with a large welcoming reception hall, ground floor 30' lounge and further sitting room, an impressive 30' kitchen/family room, utility, cloak/shower room, galleried landing four large bedrooms, luxury bathroom & en-suite shower room, The property is approached by a sweeping in and out drive providing extensive parking and the rear garden has delightful formal garden and lakes to the rear.

ACCOMMODATION

SPACIOUS RECEPTION HALL

Composite door with double glazed inserts, stairs to first floor, light Oak solid wood flooring, radiators behind decorative covers, coving, power points, large cupboard,

LOUNGE 30 x 17'4 (9.14m x 5.28m)

Two double glazed bay windows to front & circular window to side, feature bath stone fireplace with matching hearth & mantle, radiator, power & Tv points,

SITTING ROOM 24'9 x 14'5 (7.54m x 4.39m)

Delightful double aspect room with sliding patio doors to the rear garden window to front & circular windows to side, feature fireplace having gas living flame fire, solid Oak wood flooring, radiator, power & tv points, coving,

KITCHEN/DINER 30' x 17'4 (9.14m x 5.28m)

Double glazed windows to rear & side elevation, sliding patio doors to rear, fitted with a quality range of farmhouse style units to both eye & base level units, granite worktops with inset Villeroy Boch porcelain sink drainer, work top lighting, range style cooker having an extractor canopy above, integrated appliances including dishwasher, fridge & microwave, tiled floor, power points, radiator, large walk in PANTRY 9'2 x 4'4 with fitted shelving,

UTILITY ROOM 10'7 x 7'1 (3.23m x 2.16m)

Double glazed window & door to side, rolled edge work tops, plumbing for washing machine and space for tumble dryer, fully tiled walls and complimentary tiled floor, coving, power points, ,

Cloak/Shower Room

Newly fitted with a quality white suite comprising large walk in shower with rainfall shower & body jets, low level wc, vanity wash hand basin set on tiled plinth having storage cupboard, fully tiled walls & flooring, spot lighting, contemporary heated towel rail,

FIRST FLOOR GALLERIED LANDING

Airing cupboard, access to loft space, dado rail, coving, storage cupboard,

BEDROOM 1 17'3 x 16'6 (5.26m x 5.03m)

Double glazed windows to front & rear, radiator, power & tv points, WALK IN WARDROBE 11'2 X 7'2 fitted rails & shelving,

EN-SUITE

Velux window to side elevation, modern suite comprising glazed shower cubicle, low level wc, pedestal wash hand basin, fully tiled walls & floor, heated towel rail, spot lighting,

BEDROOM 2 16'7 x 14'5 (5.05m x 4.39m)

Double glazed window to rear, coving, radiator, power points,

BEDROOM 3 17'3 x 14'7 (5.26m x 4.45m)

Double glazed window to front, radiator, power points, coving,

BEDROOM 4 11'5 x 11'2 (3.48m x 3.40m)

Double glazed window to rear, radiator, power points,

FAMILY BATHROOM

Double glazed window to side, white suite comprising oval bath with wall mounted taps, low level wc, circular wash hand basin set on tiled plinth, fully tiled walls & complimentary tiled floor, spot lighting, radiator/heated towel rail,

DETACHED ANNEXE

THE DETACHED ANNEXE/COACHHOUSE is with the rear garden and offers 2 bedroom spacious accommodation,

RECEPTION LOBBY

LOUNGE 12'1 X 11'3

STUDY/DINNING ROOM 11' X 8'5

KITCHEN 12'1 X 7'1

UTILITY ROOM 6'8 X 5'2

BATHROOM/WC

BEDROOM 1, 14'9 X 8'7

BEDROOM 2, 12'7 X 10'1

REAR GARDEN

The formal garden is laid to lawn with established shrubs and large patio area with pergola lighting & tap, access to front, to the rear is a further decked patio & stream leading to the three well stocked lakes with grassed pathways and shrubs providing a haven for wild life,

FRONT GARDEN

The property is well set off the road with a large sweeping in & out gated drive laid to block paving & retaining brick built boundary wall, extensive lawns and shrub borders, to the side is a further garden area which would provide an ideal space for garaging (subject to planning)